



## 50 GLENGOLAND PARK, STEWARTSTOWN ROAD, BELFAST, ANTRIM, BT17 0JD

A remarkable semi-detached home that was extensively refurbished by the current owners approximately six years ago and now offers stylish up-graded and luxury living spaces within this family-friendly neighbourhood that seldom becomes available and enjoys this south-facing position a short walk from excellent transport links along with the Glider service and Colin Glen, Ireland's leading adventure park with its many attractions.

Some of the improvements include re-wiring, re-plumbing, new windows throughout, which are triple glazed to the front and finished in contemporary black uPVC with feature square lead, as well as new doors and freshly decorated throughout. The front drive was recently resurfaced, and there is an upgraded, notable-flagged entertaining space to the rear.

There are three good-sized bedrooms: the principal bedroom with built-in mirrored slide robes, and a luxurious white bathroom suite with a feature bath, separate shower cubicle, and spotlights, together with a landing also with spotlights and access to the roof space via a pull-down ladder for ease of access.

On the ground floor, there is a spacious and welcoming entrance hall that provides an immediate sense of style, boasts a beautiful, tiled floor, spotlights, and leads to a comfortable living room with bay window and a wood-burning stove. A luxury fitted kitchen that has been reconfigured to incorporate what was the second reception room now offers bright and airy entertaining space with double doors leading to the impressive south-facing patio space and garden.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(21-30) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

# OFFERS OVER £219,950



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## Key Features

- A superior, up-graded semi-detached home superbly placed on this south-facing position within this family-friendly neighbourhood that seldom becomes available.
- There are three bedrooms, including the principal bedroom with built-in mirrored slide robes.
- Luxury fitted kitchen with quartz worktops, open plan to a sizeable dining/entertaining space with access to the rear gardens.
- Gas central heating with time and temperature zone control and Nest smart controls. (Nest smart home smoke & carbon monoxide detectors)
- Refurbished and reconfigured by its current owners approximately 6 years ago, some improvements include re-wiring, re-plumbing, new windows, a new kitchen/bathroom, and a cosmetic overhaul.
- Short walk to excellent transport links along with the Glider service and Colin Glen, Ireland's leading adventure park with its many attractions.
- Comfortable living room with bay window and a wood-burning stove.
- Luxurious white bathroom suite with feature bath, separate shower cubicle, and decorative tiling.
- Upvc double glazing, triple glazed to the front with feature square lead (PVC eaves, fascia, & guttering) (Burglar alarm installed)
- Higher -than-average energy rating, EPC C-75 and we strongly recommend viewing for this fashionable home set in this preferred residential location.





## GROUND FLOOR

Entrance canopy, Composite front door to;

## SPACIOUS ENTRANCE HALL

Stylish entrance hall, beautiful tiled floor, spotlights and cornicing;

## LIVING ROOM

15'0 11'4

Bay window, feature wood burning stove, cornicing;

## LUXURY KITCHEN / DINING SPACE

17'1 9'11

Range of high and low level units, Belfast type sink, built-in oven built-in 5 ring gas hob, extractor canopy, breakfast bar, beautiful tiled floor, Quartz worktops and splash back, spotlights, open plan to sizeable dining/entertaining space with Upvc double glazed double doors to south facing gardens;

## FIRST FLOOR

Landing with spotlights, storage cupboard housing Vaillant gas boiler, access to roof-space via a pull down ladder for ease of access;

## PRINCIPAL BEDROOM 1

12'4 11'4

Feature built-in mirrored slide robes;

## BEDROOM 2

9'10 7'9

## BEDROOM 3

8'3 7'1

## LUXURIOUS WHITE BATHROOM SUITE

Feature bath, telephone had shower, separate shower cubicle, thermostatically controlled shower unit, rain effect shower head, pedestal wash hand basin, chrome effect sanitary ware, vertical radiator, spotlights, decorative partially tiled walls and tiled floor.

## OUTSIDE

Off road car-parking to front. Privately enclosed south facing rear garden with notable up-graded flagged patio area, outdoor tap.



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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17905984**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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